



**MINUTES**  
**Economic Development Authority**  
**March 19, 2019**

**CALL TO ORDER**

The Economic Development Authority meeting was called to order at 5:33 pm.

**Present:** Chair: Jahn Dyvik; Vice Chair: Lori Goodsell; Board: Tim Hultmann, Michelle Jerde, Tom Skjaret, Deirdre Kvale, and Charlie Miner

**Staff Present:** City Administrator/Executive Director: Scott Weske; Public Works Director: Sean Diercks

**Absent:** None

**PLEDGE OF ALLEGIANCE**

**APPROVE AGENDA**

*A motion was made by Jerde, seconded by Hultmann, to approve the agenda. Ayes: all.*

**CONSENT AGENDA**

*A motion was made by Skjaret, seconded by Jerde, to approve the minutes of the February 19, 2019 EDA meeting. Ayes: all.*

**OPEN CORRESPONDENCE**

None.

**BUSINESS ITEMS**

**Discuss Short Term Plans for Staging Cleanup at 1905 West Wayzata Boulevard Location**

Scott Weske, Executive Director, gave a brief summary of the information he has received to-date on the estimated costs of involving WSB and Wenck regarding the various aspects of cleaning up the site. He stated that he is looking for feedback from the EDA on the desired timeline because he is thinking as it is heading into spring, the City may be able to get on the schedule for some of the bigger companies if they wanted to start moving forward. He noted that one of the items needed is an assessment on whether there is any lead-based paint on-site as well as mitigation if it is found.

Board member Skjaret stated that in addition to the building and canopy being removed, he would like to see the asphalt and paving on the site gone as well in order to prepare the lot for a potential sale.

Board member Hultmann suggested the City contacted Veit again because they are very experienced in demolition protocols in places where hazardous materials may be found.

The Board discussed the possibility of some of the material being scrapped and potential interest in someone buying the canopy which may bring in a bit of income. The Board also commented on the feasibility of digging up the parking lot materials and storing them somewhere in order to grind materials up for future road projects.

Executive Director Weske explained that one of the possible uses for this site is as public use, such as a parking lot with some green space and picnic tables, while the City waits a bit for an acceptable offer on the property.

Board member Skjaret stated that there is a possibility of having a street artist come in and paint the backside of the Primo to make it more attractive if the City can get permission. He noted that there may be grant money available for this purpose.

Chair Dyvik asked if the dental office is still interested in this property.

Weske stated that the dental office is still interested, but he questioned the wisdom of the City spending substantial funds to clean up the property to only allow it to be redeveloped as a small, four-chair dental office. He stated that this is just his personal observation, but he would recommend the EDA give consideration to where they would like to see the downtown village concept be in the next 50 years.

Chair Dyvik stated that he agrees and feels that as this area starts to redevelop, this property will become more attractive. He stated that he is not advocating holding onto the land for years, but would like to level it and get it looking nice and then see what happens.

Board member Skjaret stated that he would like to get some community use out of it while the City waits for the right offer. He stated that there was the suggestion of creating transit parking or a gazebo to encourage community use.

The Board discussed options for keeping the space green but allowing parking and the types of pavers that can be used to accomplish keeping it permeable.

Chair Dyvik asked for the opinion of the Board on what the next step is for the property. He asked if they were in agreement that the next step is taking down the structures.

The Board agreed that structures should be removed.

Executive Director Weske reviewed the next steps per the direction of the EDA as being: look into auctioning off the awning; contact Wenck, Barr, WSB and Veit regarding possible asbestos testing and removal; and ask for recycling credit as part of the demolition process.

Chair Dyvik stated that his only concern is whether the City needs to wait for grant approval prior to doing the work.

Weske stated that there are different grants with different deadlines available. He stated that he has plans to work through the grant information prior to the next EDA meeting.

Board member Skjaret asked what the plans are for the utilities on this site and whether the plan would be to pull the water and sewer lines back to the sidewalk and cap them.

Public Works Director Sean Diercks, stated that he and Executive Director Weske have been discussing this issue. He stated that there is a gas main that runs almost to the center of the property. He stated that they are planning to contact Xcel Energy to get utilities removed prior to any demolition but stated that they don't want to cause additional requirements for remediation on the site.

## **OTHER BUSINESS**

Board member Skjaret stated that there had been good advertising going on during the Wayzata Boulevard W project and asked if the Board had any ideas on keeping that going to let people know that Long Lake is still here and still open for business. Chair Dyvik asked if the City would use the same flyer that was used last year. Weske indicated he would try to locate the source of the previous advertising flier. Board member Jerde stated that she believes the karate place is moving because they do not have enough business due to the construction. Board member Miner gave a summary of the sign posted on the door that said that they were closing in December due to the construction and the continued decline in attendance. Board member Skjaret stated that he just wants to get the word out that the City is still open for business. The Board discussed rental rates in the area, businesses that have closed their doors and the possibility of the Chamber of Commerce paying for some advertising to get the flyers out to the public.

## **ADJOURN**

*Hearing no objection, Chair Dyvik adjourned the meeting at 6:15 pm by general consent.*

Respectfully submitted,  
Scott Weske, Executive Director